

WHEN RECORDED, MAIL TO:
Holrob Investments, LLC
5500 Lonas Drive, Suite 300
Knoxville, Tennessee 37909

E 2095436 B 3845 P 1426-1428
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/09/2005 04:34 PM
FEE \$14.00 Pgs: 3
DEP RTT REC'D FOR METRO NATIONAL T
ITLE

3/14⁰⁰
SE 9 4N-2W
12-048-0093-R

SPECIAL WARRANTY DEED

PROPERTY RESERVE, INC., a Utah corporation, Grantor, hereby conveys and warrants against all claiming by, through or under Grantor only, to HOLROB INVESTMENTS, LLC, a Tennessee limited liability company, whose address is 5500 Lonas Drive, Suite 300, Knoxville, Tennessee 37909, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Syracuse, Davis County, State of Utah:

See legal description on Exhibit A attached hereto and incorporated by reference herein.

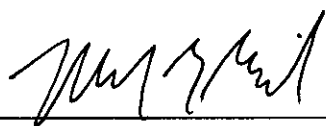
RESERVING unto the Grantor any and all water rights or water stock appurtenant to or used in connection with the land and all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land, (the "Mineral Estate"), provided that Grantor does not reserve the right to enter upon or use the surface or any part of the subject lands above a depth of 500 feet below the surface in connection with the Mineral Estate reserved by this instrument.

SUBJECT TO the lien for general taxes and assessments not yet due and payable and matters shown by an accurate survey and all other matters of record or enforceable at law or equity.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 8th day of August, 2005.

PROPERTY RESERVE, INC., a Utah corporation

By: 
Mark B. Gibbons CMC *bol*
Its: President

TW 37060

STATE OF Utah)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 8th day of August, 2005, by Mark B. Gibbons, as President of Property Reserve, Inc., a Utah corporation.



Sheryl Featherstone
Notary Public

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ALL THAT PART OF THE SOUTH EAST QUARTER, OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE STATE OF UTAH, COUNTY OF DAVIS, CITY OF SYRACUSE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF ANTELOPE DRIVE (1700 SOUTH), SAID POINT BEING N89°11'12"W GRID (NAD83 (1994) NORTH ZONE) ALONG THE SOUTH LINE OF SAID SECTION 72.27 FEET, AND N00°00'00"E 35.50 FEET, AND N89°11'12"W 453.92 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 9; THENCE N89°11'12"W ALONG SAID NORTH LINE 1208.70 FEET; THENCE N00°20'41"E 739.34 FEET, TO THE SOUTH LINE OF THE CANTERBURY CROSSING ESTATES NO.2 SUBDIVISION; THENCE S89°39'19"E ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE SYRACUSE JUNIOR HIGH SCHOOL PROPERTY 1208.66 FEET; THENCE S89°39'19"E ALONG SAID LINE AND ALONG THE SOUTH LINE OF THE LDS SEMINARY PROPERTY 479.36 FEET, TO THE WEST LINE OF 2000 WEST STREET; THENCE S00°30'13"W ALONG SAID WEST LINE 405.65 FEET; THENCE N89°29'47"W 3.79 FEET; THENCE S00°30'13"W 328.49 FEET; THENCE S46°34'24"W 2.10 FEET; THENCE N89°11'12"W 472.04 FEET; THENCE S00°20'41"W 17.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 28.68 ACRES, MORE OR LESS.

Part of tax ID: 12-048-0093^{CNC}

-RECORDER'S MEMO-
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN RECEIVED